

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 25, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05030
North Branched Oak Estates

PROPOSAL: A final plat consisting of 3 lots and one outlot.

LOCATION: Southeast of the intersection of NW 84th and W. Rock Creek Road.

LAND AREA: 150.90 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 31 and Lot 35 Irregular Tracts, in the North ½ of Section 22, T12N, R5E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland, pasture

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides. Acreages along the county road to the west and south. One farm house is on the east side of this parcel. Branched Oak Lake is ½ mile southwest of this application.

HISTORY: North Branched Oak Estates Preliminary Plat and Community Unit Plan were approved by the Planning Commission on September 29, 2004 and the Lancaster County Board on February 8, 2005.

UTILITIES: This is not in a rural water district. Individual waste water treatment and well water is proposed. The groundwater report shows adequate quantity and quality.

TRAFFIC ANALYSIS: W. Rock Creek Road and NW 84 are gravel county roads.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. The County Engineer's letter of March 28, 2005 notes no objection.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Split the Out lot with one for farm uses and one "reserved for future development"
 - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to W. Rock Creek Road except at an existing farm access and the future N.W. 86th Street. Direct vehicular access to N.W. 84th is hereby relinquished except at one common access to Lots 1 & 2 and one access to Lot 3. Lots 1 and 2 shall have one combined access only. Lot 3 shall have only one individual access.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
April 13, 2005

APPLICANT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434 - 2424

OWNER: Robert L. and Michelle S. Benes, husband and wife
1640 Normandy Court, Suite "A"
Lincoln, NE 68516
423 - 6812

CONTACT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434-2424



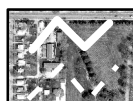
2002 aerial

County Final Plat #05030 **North Branched Oak Estates** **NW 84th & West Rock Creek Rd.**

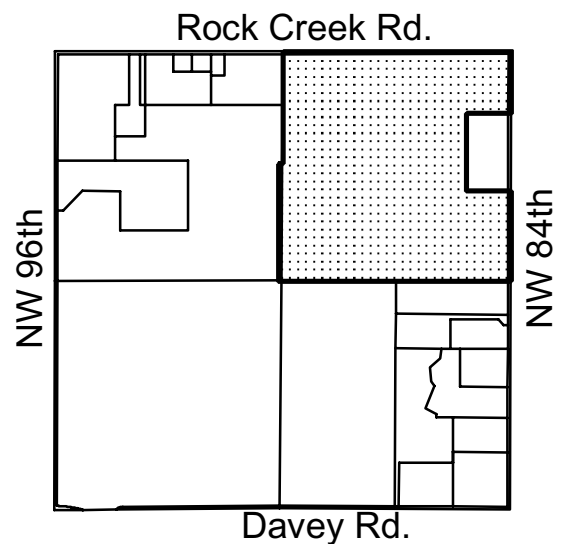
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 22 T12N R5E



Zoning Jurisdiction Lines
 City Limit Jurisdiction



NORTH BRANCHED OAK ESTATES

FINAL PLAT
BASED ON NORTH BRANCHED
OAK ESTATES, COUNTY
PRELIMINARY PLAT #04021

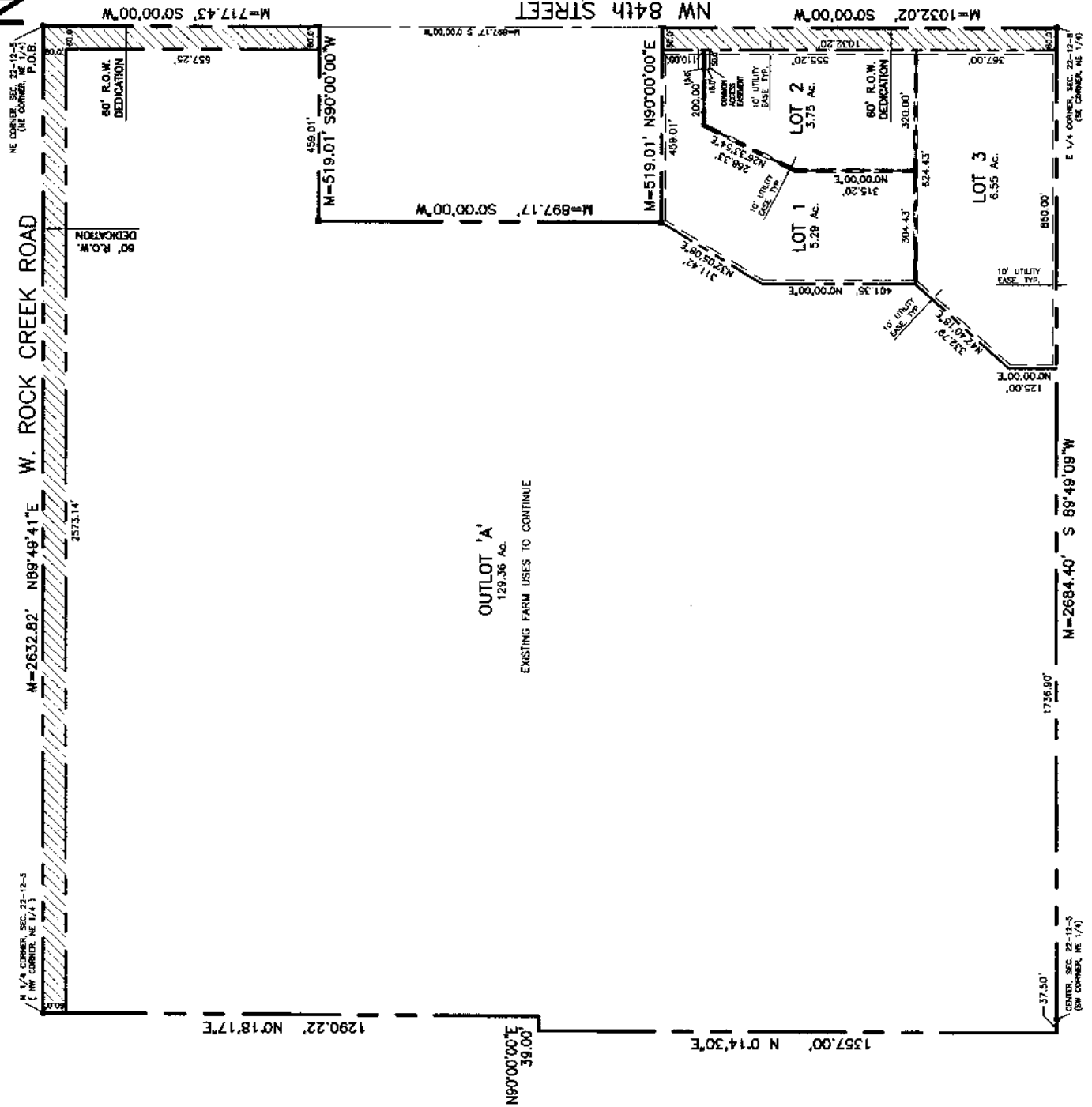
MAR 24 2005

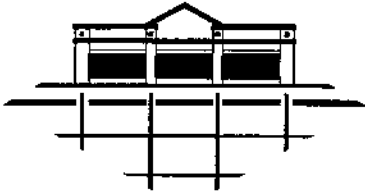
County Final Plat #05030
North Branched Oak Estates
NW 84th & West Rock Creek Rd.



SCALE: 1" = 200'

3 of 3





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 24, 2005

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

MAR 24 2005

RE: NORTH BRANCHED OAK ESTATES - FINAL PLAT

Dear Mr. Krout,

On behalf of Robert & Michelle Benes, we are submitting the Final Plat for North Branched Oak Estates. We are creating 3 single family acreage lots and 1 outlot. This final plat is the first phase as per the County Preliminary Plat #04021 and County Special Permit #04047 of North Branched Oak Estates.

Enclosed with this application is the following:

- 16 copies of the Final Plat
- County Final Plat Application
- County Final Plat Technical Checklist
- Application Fee - \$200.00
- Certificate of Ownership
- 8 1/2" x 11" Reduction

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Robert & Michelle Benes



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

March 28, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: North Branched Oak Estates

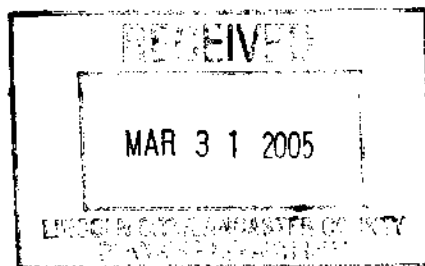
Dear Mike,

I have reviewed the subject plat and see easements in place as we would hope.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Technician Norris Public Power District.



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

FP #05030

The Lincoln-Lancaster County Health Department has reviewed the final plat application with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.